



LEGEND

CIRF Capped Iron Rod Found
IRF Iron Rod Found

UPLIFT EDUCATION
CC# D212069479

Bearings shown hereon are based upon an on the ground survey performed in the field on the 1st day of December 2011, utilizing a G.P.S. measurement related to the Texas Coordinate System, North Central Zone (4202) NAD83, grid value of North 24 deg 41 min 55 sec East, along the southeasterly Right-of-Way line of SOUTH BEACH STREET.

5/8" CIRF
"5122"

AVENUE J
(variable width right-of-way)

50.00'
N 89°54'15" E

5/8" CIRF
"RPLS 5121"

1/2" CIRF
"W.A.I."

5/8" IRF

POLYTECHNIC HEIGHTS ADDITION
BLOCK 87
VOLUME 63, PAGE 109

LOT 12

LOT 11

LOT 10

266.00'

S 00°31'23" E

CONNER AVENUE
(50' right-of-way)
0.305 ACRES
13,300 Sq. Ft.

N 00°31'23" W

266.00'

LOT 13

LOT 14

LOT 15

ALLEY ABANDONED BY ORD. #5332
VOLUME 4222, PAGE 71

S 89°54'15" W
50.00'

AVENUE K
(60' right-of-way)

S 0°31'23" E
195.57'

LOT 12

LOT 11

LOT 10

1/2" CIRF
"W.A.I."



**Winkelman
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
(972) 490-7090 FAX (972) 490-7099

Scale : 1"=50'

Date : 3/22/12

Design : WAI

Drawn : WAI

Dwg. File : 65201-CONNER-ABND1

Project No. : 65201.00

JOHN RINGER SURVEY, ABSTRACT NO. 1286
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

UPLIFT EDUCATION % PMSI
900 CLARENCE BOHLS LANE
PFLUGERVILLE, TEXAS 78660

CONNER AVENUE
ABANDONMENT

0.305 ACRES
13,300 Sq. Ft.

SHEET

1

OF

2

FIELD NOTE DESCRIPTION
CONNER AVENUE ABANDONMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land situated the JOHN RINGER SURVEY, Abstract No. 1286, Tarrant County, Texas and being a portion of CONNER AVENUE (50' Right-of-Way) dedicated by the Polytechnic Heights Addition, an addition to the City of Fort Worth recorded in Volume 63, Page 109 of the Plat Records of Tarrant County, Texas (PRTCT) and being more particularly described as follows;

BEGINNING at a 5/8 inch capped iron rod found stamped "5121" at the intersection of the westerly Right-of-Way line of said CONNER AVENUE and the southerly Right-of-Way line of AVENUE J (a variable width Right-of-Way), said point being the most northeasterly corner of a tract of land conveyed to Uplift Education as recorded in Instrument No. D212069479, Deed Records of Tarrant County, Texas (DRTCT);

THENCE North 89 deg 54 min 15 sec East a distance of 50.00 feet to a 1/2 inch iron rod found with a red plastic cap stamped "W.A.I." for the northwesterly corner of Lot 12, Block 87 of said Polytechnic Heights Addition, said point being at the intersection of the southerly Right-of-Way line of said AVENUE J and the easterly Right-of-Way line of said CONNER AVENUE;

THENCE departing the southerly Right-of-Way line of said AVENUE J and along the easterly Right-of-Way line of said CONNER AVENUE South 00 deg 31 min 23 sec East a distance of 266.00 feet to a 1/2 inch iron rod found with a red plastic cap stamped "W.A.I." for the southwesterly corner of Lot 13, Block 87 of said Polytechnic Heights Addition, said point being the intersection of the easterly Right-of-Way line of said CONNER AVENUE and the northerly Right-of-Way of AVENUE K (60' Right-of-Way);

THENCE departing the easterly Right-of-Way line of said CONNER AVENUE South 89 deg 54 min 15 sec West a distance of 50.00 feet to a point for corner in the westerly Right-of-Way line of CONNER AVENUE, said point being in the easterly line of said Uplift Education tract, from which a 1/2 inch iron rod found with a red plastic cap stamped "W.A.I." for the southeasterly corner of said Uplift Education tract bears South 00 deg 31 min 23 sec East a distance of 195.57 feet;

THENCE along the westerly Right-of-Way line of said CONNER AVENUE North 00 deg 31 min 23 sec West a distance of 266.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.305 acres or 13,300 square feet of land more or less.

Basis of Bearings

Bearings shown hereon are based upon an on the ground survey performed in the field on the 1st day of December 2011, utilizing a G.P.S. measurement related to the Texas Coordinate System, North Central Zone (4202) NAD83, grid value of North 24 deg 41 min 55 sec East, along the southeasterly Right-of-Way line of SOUTH BEACH STREET.



Scale : 1"=50'	Date : 3/22/12	JOHN RINGER SURVEY, ABSTRACT NO. 1286 CITY OF FORT WORTH TARRANT COUNTY, TEXAS	CONNER AVENUE ABANDONMENT	SHEET 2
Design : WAI				
Drawn : WAI				
Dwg. File : 65201-CONNER-ABND1		UPLIFT EDUCATION % PMSI 900 CLARENCE BOHLS LANE PFLUGERVILLE, TEXAS 78660	0.305 ACRES	OF
Project No. : 65201.00			13,300 Sq. Ft.	2